

IN RE: PETITION FOR VARIANCE
E/S Murray Hill Circle, 340'N
of the c/l of Murray Hill Road
(11 Murray Hill Circle)
9th Election District
4th Councilmanic District

David O. Whitman, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-427-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 11 Murray Hill Circle, located in the vicinity of Charles Street Avenue in Towson. The Petition was filed by the owners of the property, David O. and Carol G. Whitman. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side yard setbacks of 10 feet each in lieu of the required 15 feet, and a sum of both side yards of 20 feet in lieu of the minimum required 40 feet, and from Section 304 of the B.C.Z.R. to permit a minimum width at the front lot line of 60 feet in lieu of the required 100 feet, for a proposed building envelope. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were David and Carol Whitman, property owners, and Richard E. Matz, Professional Engineer with Colbert Matz and Rosenfelt, Inc., who prepared the site plan for this property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of two separate lots of record, identified as Lots 60 and 61 of the subdivision known as Murray Hill. Each lot contains a gross area of

ORDER RECEIVED FOR FILING
Date 6/2/97
By [Signature]

approximately 0.69 acres, more or less, zoned D.R. 2. Lot 61 is improved with a two and one-half story brick dwelling, which is the Petitioners' residence. Lot 60 is presently unimproved. The Petitioners are desirous of performing a lot line adjustment and seek variance relief to permit the existing house to remain in its present location and to provide a building envelope for Lot 60. Testimony indicated that these two lots are existing lots of record within the Murray Hill Subdivision and are actually larger than the other lots in this neighborhood. However, given present day setback requirements, the requested variances are necessary in order to develop Lot 60 with a single family home.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).


After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property

and that strict compliance with the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. Furthermore, there were no adverse comments from any Baltimore County reviewing agency. In addition, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of June, 1997 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side yard setbacks of 10 feet each in lieu of the required 15 feet, and a sum of both side yards of 20 feet in lieu of the minimum required 40 feet, and from Section 304 of the B.C.Z.R. to permit a minimum width at the front lot line of 60 feet in lieu of the required 100 feet, for a proposed building envelope, in accordance with Petitioner's Exhibit ² be and is hereby GRANTED, subject to the following restriction: ^{TMK}

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/2/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 2, 1997

Mr. & Mrs. David O. Whitman
11 Murray Hill Circle
Towson, Maryland 21212

RE: PETITION FOR VARIANCE
E/S Murray Hill Circle, 340'N of the c/l of Murray Hill Road
(11 Murray Hill Circle)
9th Election District - 4th Councilmanic District
David O. Whitman, et ux - Petitioners
Case No. 97-427-A

Dear Mr. & Mrs. Whitman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John Bruch
25 Murray Hill Circle, Baltimore, Md. 21212

Mr. H. Eugene Funk
41 Murray Hill Circle, Baltimore, Md. 21212

People's Counsel; Case Files



RE: PETITION FOR VARIANCE
11 Murray Hill Circle, E/S Murray Hill
Cir., 340' N of c/l Murray Hill Road
9th Election District, 4th Councilmanic

David O. and Carol G. Whitman
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-427-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, P.E., Colbert Matz Rosenfelt, Inc., 3723 Old Court Road #206, Baltimore, MD 21208, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11 Murray Hill Circle, Lot 60 & Lot 61

97-427-A

which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit minimum sideyard setbacks of 10 feet in lieu of the required 15 feet and minimum sum of both sideyards of 20 feet in lieu of the required 40 feet, and minimum width at front lot line of 68 feet in lieu of the required 100 feet (Section 304, BCRP).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

David O. Whitman

(Type or Print Name)

Signature

Carol G. Whitman

(Type or Print Name)

Carol G. Whitman

Signature

11 Murray Hill Circle

Address

Phone No.

Baltimore MD 21212

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.

Name

(410)

3723 Old Court Rd #206 653-3838

Address

Phone No.

Baltimore, MD 21208

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY: gum DATE 33 4-1-97

427

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

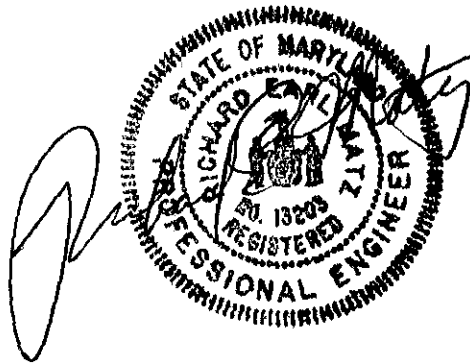
Development Management



ZONING DESCRIPTION

Beginning at a point on the east side of Murray Hill Circle which is 30 feet wide at the distance of 340 feet north of the centerline of Murray Hill Road which is 30 feet wide.

Being Lots 60 and 61 in the subdivision of Murray Hill as recorded in Baltimore County Plat Book No. 12, Folio No. 42, containing 0.67 acres and 0.68 acres, respectively. Also known as 11 Murray Hill Circle and to be known as 9 Murray Hill Circle, respectively, and located in the 9th Election District.



4/1/97

427

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-427-A
11 Murray Hill Circle
ES Murray Hill Circle, 340' N
of O'Malley Hill Road
5th Election District
4th Councilmanic
Legal Owner(s):

David R. Murray and Carol
G. Whitman

Variance for a 100' wide
town site plan showing a 100
feet in front setback and 100
feet, minimum, side and rear
setbacks of 20 feet in lieu of
the required 40 feet, and mini-
mum width at front lot line of
58 feet in lieu of the required
100 feet.

Hearing: Tuesday, May 13,
1997 at 11:30 a.m. in Rm.
118, Old Courthouse, 400
Washington Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.
(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3391.

4/26/97 April 17 C135821

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 17, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

427

No.

028770

DATE 4-1-97 ACCOUNT RD01-6150

AMOUNT \$ 50.00

RECEIVED FROM: DAVID WHITMAN H. MURRAY Co.

(VAR.) (OTC)
FOR:

DIAD000253MICR0
BA COLL:30AM04-01-97 \$50.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

CERTIFICATE OF POSTING

RE: Case No.: 97-427-A

Petitioner/Developer: D.O. & CAROLYN
MR. WHITMAN, ETAL
c/o RICHARD MATZ

Date of Hearing/Closing: 5/13/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #11 MURRAY HILL CIRCLE

The sign(s) were posted on _____

4/21/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe. 4/25/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

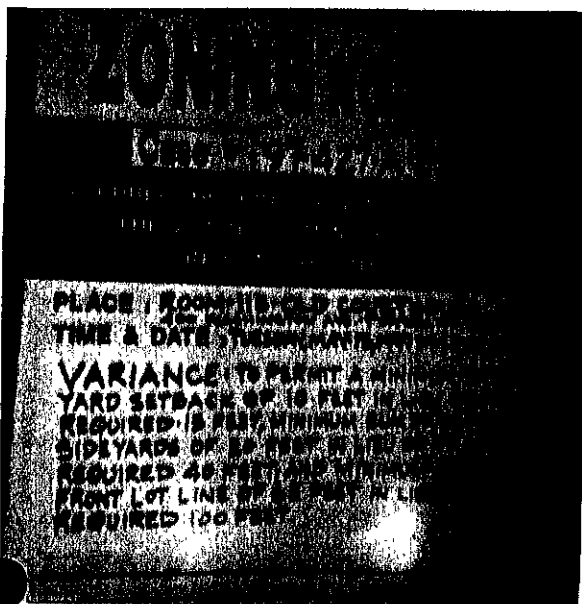
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No: 97-427-A

Petitioner/Developer: WHELTMAN, ETAL
vs R. MATZ

Date of Hearing/Closing: 5/13/97

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
 were posted conspicuously on the property located at

#11 MERRY HILL CIR.
FIXED

The sign(s) were posted on 4/25/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/1/97
 (Signature of Sign Power and Date)

Patrick M. O'Keefe
 (Printed Name)

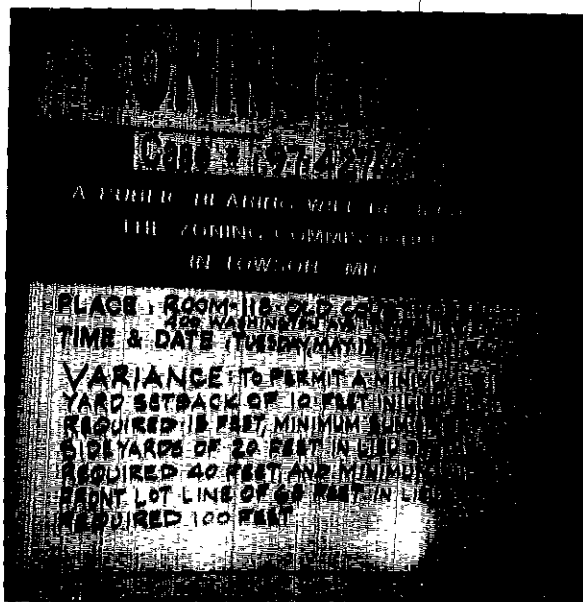
523 Penny Lane
 (Address)

Hunt Valley, MD 21030
 (City, State, Zip Code)

(410) 466-5766
 (Telephone Number)

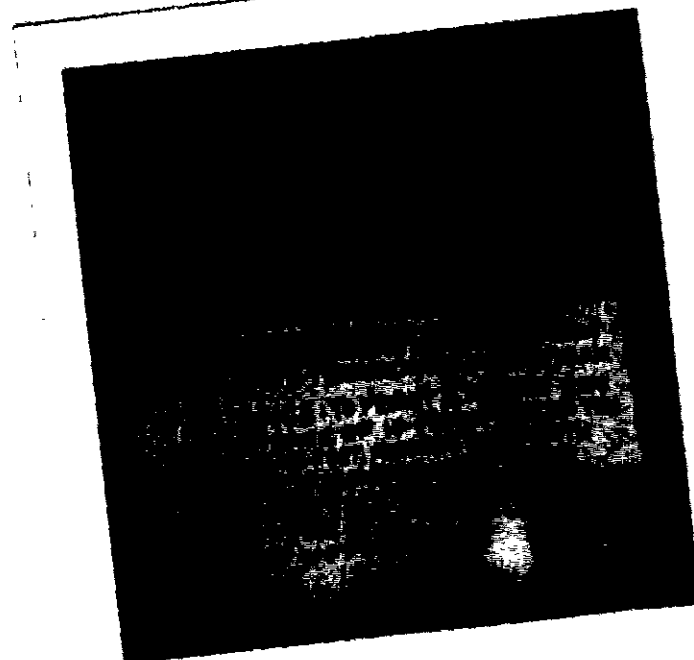
Page (410) 646 8354

9/78
 001 doc



97-427-A

5/13/97



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: ⁴²⁷97-~~427~~-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: VARIANCE TO PERMIT SIDEYARD SETBACKS
OF 10' AND A LOT WIDTH OF 68' AND
~~AND~~ COMPATIBILITY REVIEW PURSUANT TO
SECTION 30A; BCZP.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 427

Petitioner: DAVID WHITMAN

Location: 11 MURRAY HILL Cir. Balto. Md. 21212

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: SAME

PHONE NUMBER: (410) 653-3838

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
April 17, 1997 Issue - Jeffersonian

Please forward billing to:

David and Carol Whitman
11 Murray Hill Circle
Baltimore, Maryland 21212
410-653-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-427-A
11 Murray Hill Circle
E/S Murray Hill Circle, 340' N of c/l Murray Hill Road
9th Election District - 4th Councilmanic
Legal Owner(s): David O. Whitman and Carol G. Whitman

Variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet, minimum sum of both side yards of 20 feet in lieu of the required 40 feet, and minimum width at front lot line of 68 feet in lieu of the required 100 feet.

HEARING: TUESDAY, MAY 13, 1997 at 11:30 a.m., Room 118 Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 14, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-427-A
11 Murray Hill Circle
E/S Murray Hill Circle, 340' N of c/l Murray Hill Road
9th Election District - 4th Councilmanic
Legal Owner(s): David G. Whitman and Carol G. Whitman

Variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet, minimum sum of both side yards of 20 feet in lieu of the required 40 feet, and minimum width at front lot line of 68 feet in lieu of the required 100 feet.

HEARING: TUESDAY, MAY 13, 1997 at 11:30 a.m., Room 118 Old Courthouse, 400 Washington Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: David and Carol Whitman
Richard E. Matz, P.E.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 28, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

Mr. and Mrs. David Whitman
11 Murray Hill Circle
Baltimore, MD 21212

RE: Item No.: 427
Case No.: 97-427-A
Petitioner: David Whitman, et ux

Dear Mr. and Mrs. Whitman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 1, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that partially obscures the name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Due Date 4/25/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/gf*

Subject: Zoning Item #427

Zoning Advisory Committee Meeting of April 14, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Ground Water Management: Soil evaluations have been conducted. Revised plans

requested on 8/30/96 in order to approve septic reserve area. Contact Ground Water

Management at 887-2762 for more information.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-15-97
Item No. 427 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

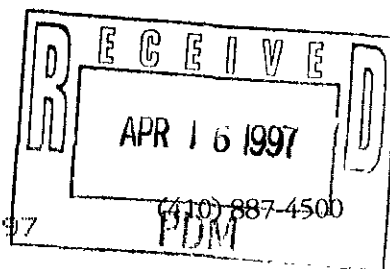
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

April 15, 1997



Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF April 14, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

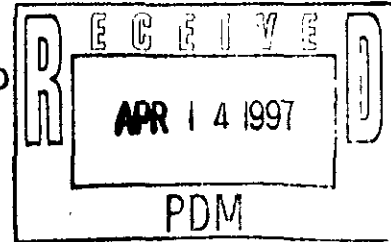
427, 428, 429, 430, 431, 432, and 433

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits
and Development Management

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 426, 427, 428, 429, 432, and 434

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

A handwritten signature in cursive script, reading "Jeffrey W. Long".

Division Chief:

A handwritten signature in cursive script, reading "Earl Kerns".

AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 21, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 21, 1997
 Item Nos. 427, 428, 429, 430, 431, 433 and 434

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE421.NOC

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ David O. and Carol G. Whitman , 11 Murray Hill Circle, Baltimore, MD 21212
Print Name of Applicant Address Telephone Number

☐ Lot Address 11 Murray Hill Circle Election District 4 Council District 9 Square Feet 29,621 S.F.
30,056 S.F.

Lot Location: NE S W / side / corner of Murray Hill Circle 300 feet from NE S W corner of Murray Hill Road
(street) (street)

Land Owner same as applicant Tax Account Number 091 847 1331

Address 11 Murray Hill Circle Telephone Number 377-7445
Baltimore, MD 21212

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Zoning

Date: _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. M. EPPSON on 4-2-97
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 4-14 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4-29 C (B-3 Work Days)

TENTATIVE DECISION DATE 5-2 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CK/UNDER.LOT (TXTSOPH)

Send Order to this guy.

John ~~Broch~~ Broch
25 Murray Hill Circle
Baltimore MD 21212

He wishes to file Appeal.

H. Eugene Funk
41 Murray Hill Circle
21212

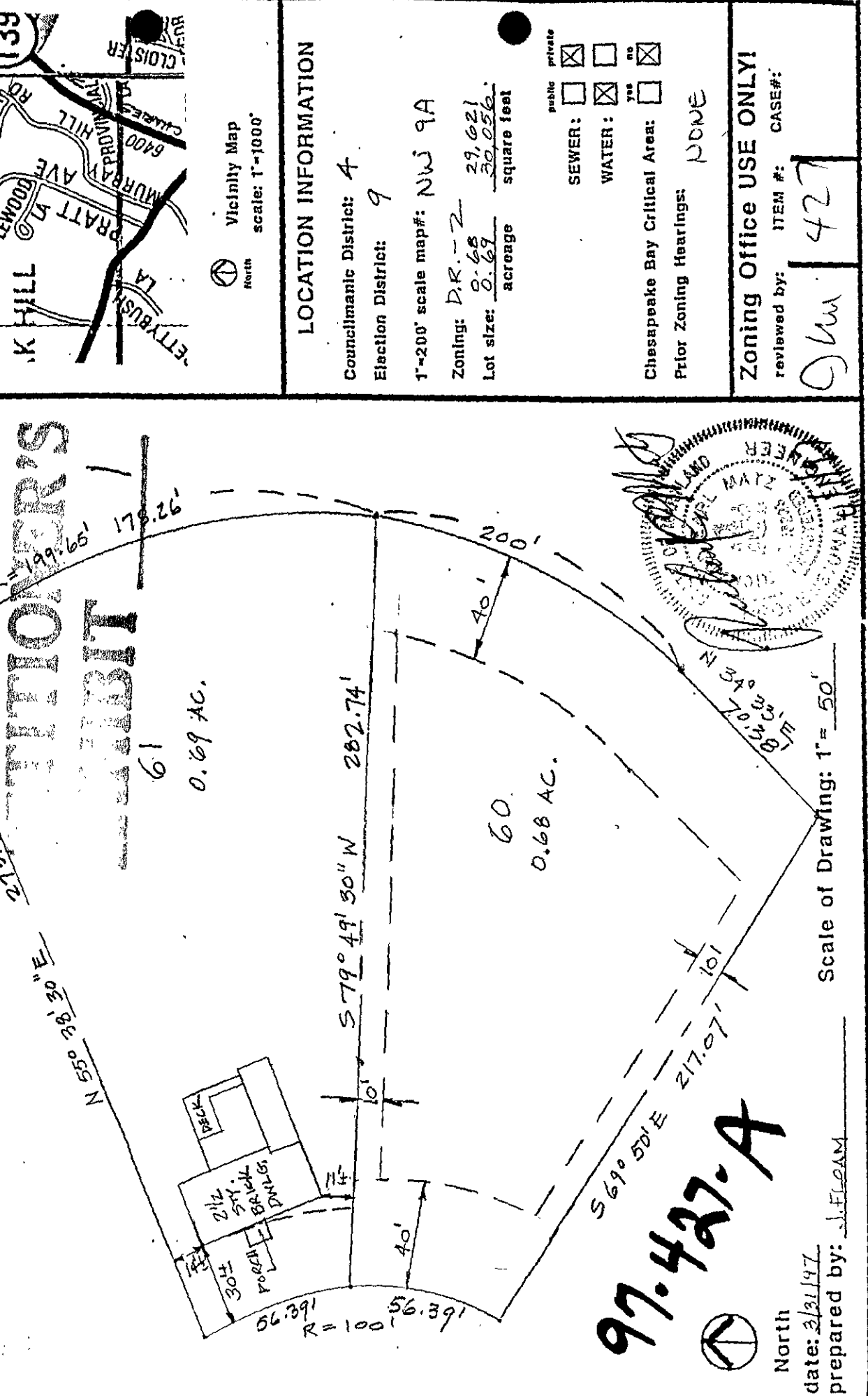
✓ 97-427-A
send copy of Order

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11 MURRAY HILL CIRCLE see pages 5 & 6 of the CHECKLIST for additional required information

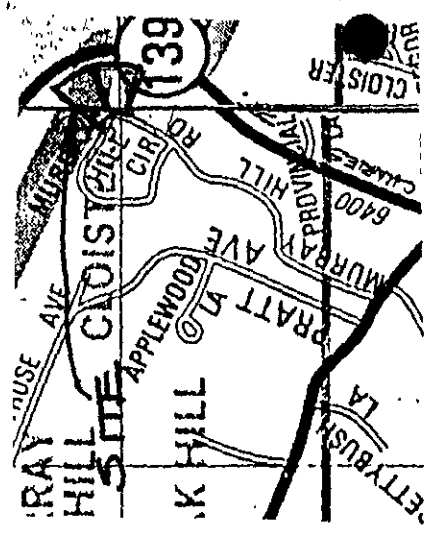
Subdivision name: MURRAY HILL
 plat book # 12, folio # 42, lot # 60, section # 1

OWNER: DAVID AND CAROL WHITMAN



Scale of Drawing: 1" = 50'

date: 2/21/97
 prepared by: J. FLEAM



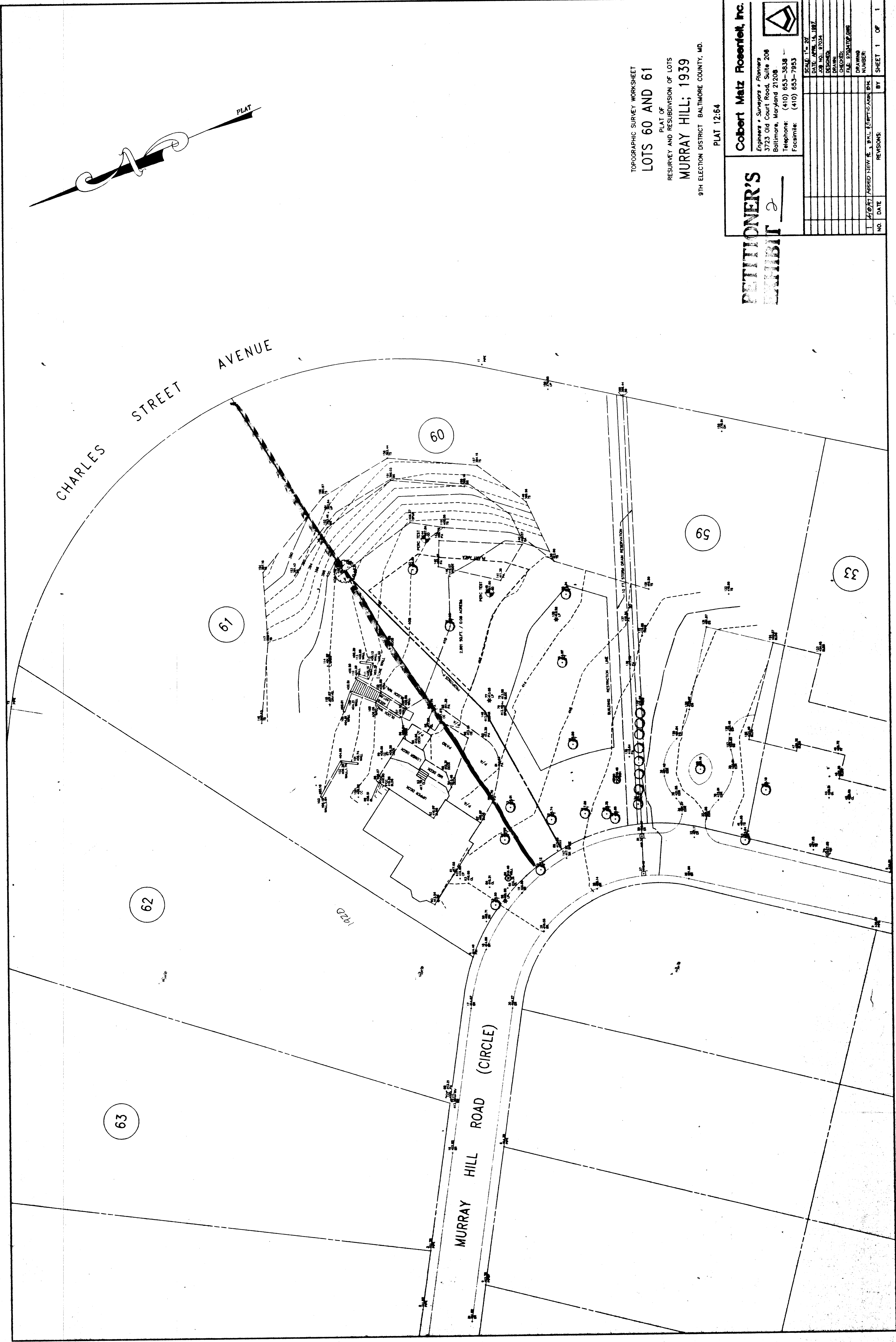
Vicinity Map
 North
 scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 4
 Election District: 9
 1"=200' scale map #: NW 9A
 Zoning: D.R.-2
 Lot size: 0.68 29,021
0.69 30,056
 acreage square feet
 public private
 SEWER: ☐ ☒ ☐ ☒
 WATER: ☐ ☒ ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
 reviewed by: ITEM #: CASE #:

96w 427



TOPOGRAPHIC SURVEY WORKSHEET

LOTS 60 AND 61

PLAT OF

RESURVEY AND RESUBDIVISION OF LOTS

MURRAY HILL, 1939

9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

PLAT 12:64

Cobert Matz Rosentel, Inc.

Engineers & Surveyors & Planners
3723 Old Court Road, Suite 208
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

PETITIONER'S

EXHIBIT

DATE: APR. 14, 1987	SCALE: 1" = 20'
JOB NO. 97024	DESIGNED BY: []
DRAWN BY: []	CHECKED BY: []
DATE: 3/24/87	PLANNING NUMBER: []
NO. DATE	REVISIONS
1	2/28/87 ADDED NEW E. 1/4 PL. 12:64/ASB BPL
BY	SHEET 1 OF 1